



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Gyor, Case Manager
Joel Lawson, Associate Director Development Review

DATE: May 8, 2012

SUBJECT: BZA Case 18371 - expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to construct an addition to an existing dwelling at 3709 Corey Place NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 404.1 required rear yard (25 feet required, 18 feet proposed).

II. LOCATION AND SITE DESCRIPTION:

Address:	3709 Corey Place NW
Legal Description:	Square 1525, Lot 60
Ward:	3
Lot Characteristics:	Irregular-shaped lot with an area of 5,532 square feet (0.13 acre), frontage on Corey Place cul-de-sac to the west (refer to Figure 1).
Zoning:	R-1-B – detached single family dwellings.
Existing Development:	2-story detached single-family dwelling, permitted in this zone.
Historic District:	None
Adjacent Properties:	Predominantly single-family detached dwellings on large lots to the north, south, and east of the subject property.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Luke F. Grande (Owner of Record) and Hope H. Grande
Proposal:	The applicant is proposing the construction of a one-story addition in the rear yard that would be approximately 12 x 21 feet in size to use as a family room. Exterior windows on the addition would face the rear and side yards. The addition would reduce the rear yard setback from 31 to 18 feet.
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats.



IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	27 ft.	11.5	None required
Lot Width (ft.) § 401	50 ft. min.	58 ft.	SAME	None required
Lot Area (sq.ft.) § 401	5,000 sq.ft. min.	5,532 sq.ft. ²	SAME	None required
Lot Occupancy § 403	40% max.	22%.	29%	None required
Rear Yard (ft.) § 404	25 ft. min.	31 ft.	18 ft.	Relief required
Side Yard (ft.) § 405	8 ft.	6.15 ft.	SAME	None required

V. OP ANALYSIS:

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 *An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

One-family detached dwellings are permitted matter of right uses in this zone. The Applicant is requesting special exception relief under §223 from the requirements of minimum rear yard setback (§404).

223.2 *The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

(a) *The light and air available to neighboring properties shall not be unduly affected;*

The proposed one-story rear addition would be no more than 12 feet longer than the existing structure and would align with the existing side yard setback on the north side. It is not anticipated to have an undue effect to the light and air of neighboring properties, including the properties to the north and east, as the existing side yard would be maintained and the single-story addition at the rear would be no taller than 11.5 feet as shown in the submitted plans.

¹ Information provided by applicant.

² Applicant indicated that the existing lot area is 5,522sq.ft. OP data indicates the existing lot is 5,532 sq. ft.



Figure 1: Zoning Map – Subject Property

- (b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

A six-foot privacy fence runs along the north and east property line which would continue to afford privacy between the subject residence and the neighbors at Lots 61 and 826. In addition, the windows which are proposed on the north elevation would not align with neighbor's existing windows. Therefore, the privacy of the neighbors would not be unduly compromised or eroded from what currently exists today.

- (c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The one-story rear addition would only be minimally visible on the north side to the street frontage along Corey Place and would be in character with the existing streetscape.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The applicant provided sufficient graphical representations, including plans, in support of its application for review.

- 223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*

The existing lot occupancy at 22% and the proposed lot occupancy at 29% would remain within the permitted maximum lot occupancy of 40% and well below the 50% maximum permitted by special exception review pursuant to § 223 for single-family residential structures in the R-1-B District.

223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

OP does not suggest any other special treatment for this addition.

223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The addition to a residential use is permitted in the R-1-B District.

VI. COMMUNITY COMMENTS

According to the applicant, the ANC and neighbors support the proposed addition.

VII. CONCLUSION

OP recommends approval of the application as presented, since access to light and air and the maintenance of privacy of adjacent residences would not be adversely affected by the proposed rear addition.